

NOT FOR PROFIT

ARTICLES OF INCORPORATION

OF

BROOMFIELD COUNTRY CLUB
ARCHITECTURAL CONTROL COMMITTEE, INC.

Mark A. Brody, whose address is stated below, pursuant to the provisions of the Colorado Nonprofit Corporation Act as amended hereby makes and publishes these Articles of Incorporation of Broomfield Country Club Architectural Control Committee, Inc.

I

The name of the Corporation shall be Broomfield Country Club Architectural Control Committee, Inc.

II

The period of duration of the Corporation shall be perpetual.

III

The object and purpose of the Corporation shall be to manage, on a nonprofit basis, for the owners thereof, certain real property and improvements thereon situate in the county of Boulder, state of Colorado, and from time to time subjected to the Declaration for Broomfield Country Club Architectural Control Committee, Inc., hereinafter referred to as "Declaration."

To this end the Corporation shall have full power and authority to do all things necessary with respect to the management of said real property and to the enforcement of such Declaration and with respect to the rights and duties of the owners of the real property, subject thereto. It shall further have such other powers and duties as the owners and members may from time to time specify.

IV

The first Board of Directors shall consist of three members. The names of the members of the Board of Directors are:

Robert Toof
1400 St. Andrews Drive
Broomfield, Colorado 80020

Vincent Boryla
1400 St. Andrews Drive
Broomfield, Colorado 80020

Karen Toof
1400 St. Andrews Drive
Broomfield, Colorado 80020

V

The number of directors of the Corporation shall be three. The Board of Directors may fill any vacancy occasioned by death or resignation of a director. A majority of the Board of Directors shall constitute a quorum at any meeting. The Board of Directors shall adopt appropriate bylaws not inconsistent with the Declaration, which bylaws may be amended from time to time at a meeting of the Board of Directors held for that purpose, or otherwise as provided in the Bylaws.

VI

The officers of the Corporation shall consist of a President, a Secretary and a Treasurer, and such other officers as may be provided in the Bylaws. Said officers shall be chosen from the Board of Directors. Any two offices may be held by one person except that of President and Secretary.

VII

There shall be one vote for each member of the Corporation. The sole member of the Corporation shall be Eagle Trace, Inc., a Colorado corporation, or its designees. Other rules pertaining to the Corporation shall be as set forth in the Bylaws.

VIII

The Corporation herein organized is not for profit and all of the officers and directors thereof shall act without compensation, except as may be provided in the Bylaws. The Corporation, through its Board of Directors, shall have all of the powers conferred upon corporations organized not for profit pursuant to the Colorado Nonprofit Corporation Act, as amended.

IX

The Corporation's initial registered office shall be at 1400 St. Andrews Drive, Broomfield, Colorado 80020. The name of the Corporation's initial registered agent shall be Robert Toof.

X

The incorporator of the Corporation is Mark A. Brody.

IN WITNESS WHEREOF, I have set my hand and seal this 15th day of September, 1983.

Mark A. Brody
Mark A. Brody
1700 Lincoln Street, Suite 3000
Denver, Colorado 80203
Telephone: 825-5111

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

I hereby certify that on this 15th day of September, 1983, personally appeared before me, Mark A. Brody, who being by me first duly sworn, declared that he is the person who signed the foregoing instrument and that the statements contained therein are true.

Witness my hand and official seal.

My commission expires: August 28, 1986

Colleen M. Murphy
NOTARY PUBLIC

(SEAL)

1700 Lincoln Street
ADDRESS
Suite 3000
Denver, Colorado 80203